

# **Clearwater at Windsor Development Agreement**

**376 Shiloh Road**

**File No.: 19-20**

**JOINT TOWN COUNCIL & PLANNING COMMISSION**

**STUDY SESSION**

**OCTOBER 13, 2021**

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# Presentation Overview

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- Background
- Project
- Development Agreements
- Proposed Terms
- Feedback Requests

# Background

# Location Map



# Street View – Looking South

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# Application History

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January 8, 2020  
Planning Commission Concept Review

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March 4, 2020  
Town Council Concept Review

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May 13, 2021  
Formal Application

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August 16, 2021  
Resubmittal of Formal Application

# Proposed Project

## Proposed Project

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25-acre site

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12-acres with environmental constraints

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Development on the eastern half of the site and along Shiloh Road

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25,000 sf of commercial on Shiloh Road

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141 independent living apartments

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71 assisted living units

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34 memory care units

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10 apartments on Shiloh Road

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376 parking spaces

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New Pruitt Creek channel

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# Required Approvals

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General Plan Amendment

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Rezoning to Planned Development (PD)

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Site Plan and Design Review

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Subdivision Map – 4 lots

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Reduction in Agricultural Buffer



# Senior Living Rendering

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# Shiloh Mixed-Use Rendering

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# View from Highway 101 Rendering

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# Site Plan

# Rare Plant Habitat



# **Development Agreements**

# Development Agreement Requirements

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Consistent with General Plan

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Compatible with the uses and regulations of the land use district

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Conforms to public convenience, general welfare, and good land use practice

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Not detrimental to health, safety, or general welfare

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Will not adversely affect orderly development of the property or preservation of property values

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Adopted by ordinance at a public hearing



# Proposed Terms

## Proposed Terms

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*Term:* 15-years, plus two optional five-year extensions

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*Assignability:* All or part of the project, at developer's discretion

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*Effective Date:* 30-days after ordinance adoption

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*Community Benefit:* Onsite publicly accessible amenities determined with the Town

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*Minor Changes:* Subject to approval of Community Development Director or Town Manager, if an EIR is not required

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*Development Impact Fee Credits:* Actual value of the construction of on/off-site improvements credited to the Project's development impact fees.

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*Development Impact Fee Freeze:* Development impact fees fixed at rates to be included with the development agreement.

## Feedback Requests

Interest in entering into a development agreement

Suggestions for community benefits

Comments on terms from Clearwater

# Recommended Action

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Receive presentation and provide direction to staff on a request by the developer to enter into a Development Agreement

# Questions for Staff?

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